

## **SECTION 5 - STREETS - GENERAL STANDARDS OF DESIGN**

### **5-1     *Street Alignment***

Provisions shall be made wherever practicable for the continuation of planned, existing, or platted streets in adjoining areas.

### **5-2     *Street Layout***

Streets in predominately residential subdivisions shall be designed to discourage through traffic, and offset or jog streets shall be avoided in all cases.

### **5-3     *Street Angle***

The angle of intersection between streets shall be as close to a right angle as possible and in no case less than 80 degrees unless approved by the governing body or its agent upon recommendation of the Virginia Department of Transportation Engineer for specific reasons of contour, terrain, or matching of existing patterns.

### **5-4     *Street Half***

Streets of less than the full right-of-way required by this Ordinance shall not be permitted; however, where half streets exist on adjoining property the remaining right-of-way requirement shall be dedicated. No homes shall be constructed on half streets.

### **5-5     *Street Access***

The street arrangement shall provide adequate access to adjoining parcels where necessary to provide for the orderly development of the County.

### **5-6     *Street Grade***

Maximum street grades permitted shall not exceed 10%. Grades in excess of 8% should be avoided. Ditches on grades 5% or more shall be paved and catch basins installed where required under the current standards of Fauquier County or the Virginia Department of Transportation. All paved ditches shall be of an approved concrete mixture.

### **5-7     *Street Width***

The right-of-way width for major streets shall conform to the widths designated on the major street and highway plan of the Comprehensive Plan of Fauquier County. The right-of-way width for streets shall not be less than 50 feet.

### **5-8     *Cul-de-Sac Streets***

Cul-de-sacs and dead end streets shall provide a terminal turnaround having a right-of-way radius of not less than 50 feet and a paved radius of not less than 40 feet. Cul-de-sacs should not exceed 700 feet in length, exclusive of the turnaround.

### **5-9     *Temporary Cul-de-Sacs***

Streets more than 300 feet in length from an intersection or proposed to serve more than eight residences that terminate temporarily shall be provided with a temporary terminal cul-de-sac having a radius of not less than 50 feet. The temporary cul-de-sac easement shall remain in force until such time as street extensions are added to the Virginia Highway System.

### **5-10   *Alleys* (Amended by Board of Supervisors July 16, 2001)**

Alleys not less than 20 feet in right-of-way width may be provided in the rear of all commercial and industrial properties unless other provisions are made for parking and service. Alleys shall also be permitted in the following residential districts: Village, R-1, R-2, R-3, R-4, TH, PRD and PDMU.

Easements for alleys in residential districts shall be a minimum of twenty (20) feet in width including appropriate sight distance, drainage, and radius for emergency vehicles. A minimum paved travelway of fifteen (15) feet shall be provided. Two (2) inches of pavement over six (6) inches of base stone shall be the minimum pavement required with a minimum of two (2) foot shoulders. Additional pavement/base may be required if the County Engineer and Soil Scientist determine that the site soil conditions warrant the additional improvements. The maximum grade for an alley shall be 10%. The alley length shall be no more than 1,200 feet.

A minimum setback of ten (10) feet shall be required from the edge of the easement to any accessory structure, garage or other structure. All structures shall also comply with the underlying zoning district rear and side yard setbacks. No parking shall be permitted on paved travelway, however, parking may be permitted within the alley easement if additional easement width is provided to accommodate such parking. All required off-street parking shall be provided on each lot, either with parallel or perpendicular parking at the rear of each lot or with parking accessed from the front of the property. Garages shall not count toward off-street parking requirements. A twenty (20) foot setback shall be provided from an alley intersection and the first structure, parking space, or any street tree planting. See Exhibit A as a guideline.

Alley easements shall be owned, controlled, and maintained by a homeowners association (HOA) or similar association or owned by individual property owners with control and maintenance by a HOA or other association. Notation on both the plat and deeds shall be provided that clearly and boldly states the ownership, maintenance, and control responsibility to alleys, but has no maintenance or ownership responsibilities. Homeowners' association covenants, which provide for the maintenance and upkeep of the alleys, shall be submitted with the final construction plans for review.

A sidewalk shall be required from each residence to the street right-of-way for access purposes. No dead end alleys of any kind shall be allowed.

### **5-11   *Reserved Strips***

Reserved or spite strips, restricting access to streets or alleys shall not be permitted provided that nothing herein shall prohibit areas for scenic planting and landscaping where adequate access is otherwise available.

## **5-12    *Service Drives***

Whenever a proposed subdivision contains or is adjacent to a major thoroughfare or arterial highway, provisions shall be made for service drives or service streets approximately parallel to such right-of-way. Except where impractical by reason of topography hardship, the area between the drive and the major thoroughfare or artery shall be sufficient to provide area for scenic planting and screening. The dimension of the area between service drive and major thoroughfare or artery and the points of access between the same shall be determined after due consideration of traffic safety requirements.

## **SECTION 6 - STREET CLASSIFICATIONS**

The classification of proposed streets shall be determined by an estimate of the anticipated vehicular traffic volume as currently prescribed or as revised by the Virginia Department of Transportation and shall apply to streets proposed by a subdivider and to all streets shown on the Fauquier Comprehensive Plan and major street plan. Subdividers shall be required to dedicate rights-of-way for major thoroughfares, arterial highways and freeways where applicable but shall be required to construct only appurtenant service drives and access points. Subdividers shall be required to dedicate and construct other streets.

All construction shall conform to Standards of Fauquier County or, in the event no Fauquier County standards exist, to the standards of the Virginia Department of Transportation. Unless otherwise shown, all materials and construction technique specifications shall be in accordance with the requirements of the Virginia Department of Transportation in effect at the time of the plan and specification submission.

### **6-1    *Local Street***

A travelway within a subdivision which may be required to serve as access to adjoining property or to connect with streets in an adjoining subdivision having an average daily traffic count of 0-400 shall be constructed as follows in accordance with projected traffic:

#### *With Curb and Gutter*

0-210 vehicles/day	Class 1A Street
211-400 vehicles/day	Class 1A(1) Street

#### *Without Curb and Gutter*

0-400 vehicles/day	Class 1B Street
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The right-of-way shall be not less than 50 feet.

### **6-2    *Collector Street***

- (A)    *Local.* A travelway within a subdivision which may be required to serve as access to adjoining property or to connect with streets in an adjoining property or to connect with streets in an adjoining subdivision having an average daily traffic count from 401-1000 shall be constructed as follows in accordance with projected traffic.

*With Curb and Gutter*

401-700 vehicles/day	Class 2A Street
701-1000 vehicles/day	Class 2A(1) Street

*Without Curb and Gutter*

401-1000 vehicles/day	Class 2B Street
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The minimum right-of-way shall be 50 feet for Class 2A and 2B streets and 60 feet for Class 2A(1).

- (B) *Major.* A travelway within a subdivision which may be required to serve as access to adjoining property or to connect with streets in an adjoining subdivision having an average daily traffic count of 1001-3000 shall be constructed as followed in accordance with projected traffic:

*With Curb and Gutter*

1001-3000 vehicles/day	Class 3A Street
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*Without Curb and Gutter*

001-2250 vehicles/day	Class 3B Street
2251-3000 vehicles/day	Class 3B(1) Street

The minimum right-of-way shall be 50 feet for Class 3B street and 60 feet for Class 3A and 3B(1) streets.

**6-3 Major Thoroughfare**

A travelway designed to provide for either primary or secondary through traffic movement between primary highways, major secondary roads, other major thoroughfares, parkways, arterial or interstate highways having an average daily traffic count of 3001-8000 shall be constructed as follows in accordance with projected traffic:

*With Curb and Gutter*

3001-5500 vehicles/day	Class 4A Street
5501-8000 vehicles/day	Class 4A(1) Street

*Without Curb and Gutter*

3001-5500 vehicles/day	Class 4B Street
5501-8000 vehicles/day	Class 4B(1) Street

The minimum right-of-way for the various classes of streets shall be as follows: Class 4A, 80 feet; Class 4A(1), 100 feet; Class 4B, 90 feet; and Class 4B(1), 100 feet.

#### **6-4     *Arterial Highway***

A travelway designed as a major carrier of through traffic having an average daily traffic count of over 8000 shall be constructed as a Class A(1) with curb and gutter or 4B(1) street without curb and gutter in accordance with the current County Specifications and Standards as a minimum allowable. This facility should be a partially controlled access road with full service drives and a minimum right-of-way of 100 feet for Class 4A(1) street and 100 feet for Class 4B(1) street.

#### **6-5     *Freeway***

A major interstate carrier having a minimum rural right-of-way of 300 feet designed to interstate standard with full control of all access points.

### ***SECTION 7 - MINIMUM STREET IMPROVEMENTS REQUIRED***

#### **7-1     *Design***

All public, private service streets, drives and accessways shall be designed as required for acceptance into the secondary highway system of the Virginia Department of Transportation.

#### **7-2     *Standards***

All construction within rights-of-way and easements to be dedicated to public use shall conform to construction specifications and standards of the County of Fauquier and the Virginia Department of Transportation in effect at the time of filing of the final plats.

#### **7-3     *Bituminous Concrete***

Where bituminous concrete is used it shall meet the requirements of the Virginia Department of Transportation Types S-4 or S-5, in effect at the time of the filing of the final plat.

#### **7-4     *Surfaces***

Where subdivider provides additional benefits and protection of a bituminous concrete wearing surface on streets in lieu of surface treatment as required, the minimum wearing surface shall be 1½ inches in depth

#### **7-5     *7% Grades***

Where the grade of any street exceeds 7%, a wearing surface of 2 inches of bituminous concrete may be required in lieu of surface treatment.

#### **7-6     *Drainage***

An adequate drainage system for natural and stormwater shall be provided for each subdivision street by means of culverts under streets, side, lead or outlet ditches, catch basins, curb inlets or any other devices including piping necessary.

All structures shall conform to standards of Fauquier County or the Virginia Department of Transportation. Unless otherwise shown, all material and construction technique specifications shall be in accordance with the requirements of the Virginia Department of Transportation in

effect on the date plans and profiles are submitted. Pipe installation shall be reinforced concrete, corrugated metal, or vitrified clay, properly designed to accommodate the flow of water and insure structural stability of the system.

#### **7-7     *Surface Courses***

In subdivisions where curb and gutter sections are required and used, a wearing course of 1½ inches of asphalt plant mix may be added on recommendation of the agent, in accordance with the specifications of the Virginia Department of Transportation.

#### **7-8     *Graded Width***

The roadway shall be graded to a minimum width of 37 feet exclusive of the side ditches, and such additional width as the right-of-way width and category of street may necessitate.

#### **7-9     *Pavement Width***

Pavement widths shall be a minimum of 20 feet or as specified in greater widths in accordance with the current County construction specifications and standards.

#### **7-10    *Grades***

The grades of streets submitted on subdivision plats shall be approved by the Virginia Highway Department Engineer prior to final action by the agent for the Fauquier County Board of Supervisors and shall be in accordance with the road designs and standards of the County of Fauquier. Where the grade of any street exceeds 5% and on grades of less than 5% where soil conditions and the general topography make such necessary as determined by the governing body or its agent in conjunction with the engineer for the Virginia Department of Transportation, paved roadside ditches of a design satisfactory to meet the standards set forth in this Ordinance and the Virginia Department of Transportation standards shall be required.

#### **7-11    *Street Names***

Proposed streets which are obviously in alignment with other already existing main streets shall bear the names of the existing street. In no case shall the names of proposed streets duplicate the existing street names irrespective of the use of the suffix street, avenue, boulevard, driveway, place, lane or court. Street names shall be indicated on the preliminary and final plats and shall be approved by the governing body or its agent. Names of the existing streets shall not be changed except by approval of the governing body.

#### **7-12    *Street Identification Signs***

Street signs conforming to design and construction standards approved by the Board of Supervisors shall be installed at intersections to identify all streets serving three or more dwellings or occupied structures. Sign location shall be approved at time of final plat review. Signs shall be installed or bonded for installation prior to final plat recordation. After installation, maintenance of signs for public roads shall be a public responsibility. Sign maintenance for private roads and streets shall be the responsibility of homeowner's or property owner's associations and shall be addressed in covenants creating the association. In the event no homeowner's or property owner's association is required for the subdivision or development, sign maintenance shall be included in the provisions for private street maintenance. All final plats

containing private streets shall have boldly printed thereon a statement that street signs for the private street will not be maintained with funds from the County of Fauquier.

#### **7-13    *Roadway Cuts***

All roadway cuts made in paved streets shall be replaced in accordance with the construction standards of Fauquier County, Virginia. The method shall be subject to modifications according to special conditions as approved by the governing body or its agent.

#### **7-14    *Permanent Monuments***

Permanent monuments shall be placed in the ground at all corners and angle points in the outer lines of the subdivision and at all points of angles and curvature in the right-of-way lines of all streets and at all corners within the subdivision. At designated points in the outer lines of the subdivision and at a minimum of at least two points in each block, such monuments shall be stone or pre-cast concrete, not less than four inches square or four inches in diameter, and at least thirty inches long. In all other locations such monuments shall be iron or steel pipe not less than one-half inch nor more than one inch in diameter and at least twenty-four inches long. The top of all stone and concrete monuments shall be set not less than one inch nor more than four inches above the finished grade at their respective locations. When rock is encountered a hole shall be drilled four inches deep in the rock into which shall be cemented a steel rod one-half inch in diameter, the top of which shall be flush with the finished grade level.

#### **7-15    *Concrete***

Sidewalks, curb and gutter where required shall be composed of Class A-3 concrete with a minimum of 4 inches depth and a width as shown in the typical section of the County construction specifications and standards.

#### **7-16    *Landscaping***

All cut and fill slopes shall be landscaped, either seeded and stabilized or sodded with grass or plants suitable for such slopes as determined by the agent, on advice of the area Conservationist for Fauquier County.

### ***SECTION 8 - SPECIAL AREA REQUIREMENTS FOR USE OF STREET STANDARDS***

#### **8-1    *Curb, Gutter and Sidewalk***

Curb, gutter and sidewalk in Service Districts, Residential Districts and Villages shall be required as followed:

- A)    Combination curb, gutter and sidewalk shall be required along all public and private streets, accessways or service drives in subdivisions having lots containing 20,000 square feet or less in area, either conventional or cluster.
- B)    Combination of curb and gutter shall be required along all public and private streets, accessways or service drives in subdivisions having lots containing 20,000 square feet in area, either conventional or cluster. In addition, sidewalks shall be required on streets, accessways, or service drives qualifying as local collectors or major collectors.

C) Pedestrian trails shall be required along all public and private streets, accessways, or service drives qualifying as local collectors or major collectors in subdivisions having lots of 25,000 square feet, but less than two acres in area, either conventional or cluster. Trails shall be at least four feet in width and constructed of asphalt or other material acceptable to the County.

D) Or as shown in the Comprehensive Plan:

All improvements required above shall be installed in accordance with typical sections as shown in standards 1A, 2A, 3A or 4A in the Fauquier County construction specifications. Easements for future sidewalks and trails may be required by the Board of Supervisors.

Where the Planning Commission, following public comment as provided for in Section 4-27, determines the above requirements are not in keeping with the character of the area, do not serve the public interest, or that no pedestrian and vehicular traffic hazards will be created, the Planning Commission may waive or modify the above requirements. (Amended by Board of Supervisors on September 9, 1999.)

## **8-2     *Ditch Cross Section***

All public streets, accessways, or service drives in subdivisions having lots containing from 20,000 square feet to 5 acres shall be graded and paved in accordance with the typical section that is currently provided in the Fauquier County construction specifications and standards for the various classifications of streets as designated. The standards are shown as Type 1-B, 2-B, 3-B, 4-A and 4-B. Where curb and gutter is used in lieu of roadside ditches, roadways shall be constructed to standard typical sections for curb and gutter streets. Where any street grade exceeds 5% and on grades of less than 5% where soil conditions and the general topography makes such necessary as determined by the governing body or its agent on recommendation of the Virginia Department of Transportation Resident Engineer for Fauquier County, paved roadside ditches shall be installed and extended to the nearest roadway culverts or outfall ditch in accordance with the current County construction specifications and standards.